

CITY OF MESA

MINUTES OF THE PLANNING HEARING OFFICER

Held in the City of Mesa Planning Division Conference Room
20 East Main Street, Suite 130
Date November 6, 2008 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Kim Steadman
Chad Cluff
Maria Salaiz

OTHERS PRESENT

None

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the September 4, 2008, hearing as submitted.

Before adjournment at 1:36 p.m., action was taken on the following items:

Zoning Cases: Z08-65, Z08-66

The public hearing was recorded on Flash Card one and track titled PHO 11.06.08.

MINUTES OF THE NOVEMBER 6, 2008 PLANNING HEARING OFFICER HEARING

Item: **Z08-65 (District 5)** 6248 East Ensenada Street. Located south and east of Recker Road and Brown Road (0.18± acres). Rezone from Maricopa County R1-6 to City of Mesa R1-6. For the establishment of City of Mesa zoning on recently annexed property. Richard and Rosemary Leckey, owner; City of Mesa, applicant.

Comments: Kim Steadman, Planner II, stated that this is a single family residence, zoned R1-6 in the County and staff is proposing rezoning to City of Mesa R1-6 zoning, adding that it conforms to the General Plan. He mentioned that one of the side setbacks does not conform to City requirements and staff has added a condition which would address that concern.

PHO Petrie stated that State law requires that the City establish comparable zoning on recently annexed property and added that the zoning is in conformance with the General Plan and consistent with the County zoning.

The Planning Hearing Officer **approved** the zoning case Z08-65 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Review of Future development per Zoning Ordinance requirements.

* * * * *

Note: *CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.*

MINUTES OF THE NOVEMBER 6, 2008 PLANNING HEARING OFFICER HEARING

Item: **Z08-66 (District 5)** 2649 North 78th Street and 7825 East Willetta Street. Located south and east of Sossaman Road and McDowell Road (2.09± acres). Rezone from Maricopa County R1-35 to City of Mesa R1-35. For the establishment of City of Mesa zoning on recently annexed property. Richard and Kathleen Atwood and William and Jacqueline Black, owner; City of Mesa, applicant.

Comments: Kim Steadman, Planner II, stated that these two residential lots are zoned R1-35 in the County and staff is proposing rezoning to City of Mesa R1-35 zoning; he added that the properties are in conformance with the General Plan designation of low density residential. He noted that the carport to one of the properties encroaches into the side setbacks, but there are no outstanding issues.

PHO Petrie asked if there are any fire hydrants in the neighborhood and stated that this case involves the establishment of City zoning on recently annexed property, which is a State requirement; adding that the zoning is in conformance with the General Plan and consistent with the County zoning.

Mr. Steadman responded that a fire hydrant is located directly across the street from the two properties and conforms to City standards.

The Planning Hearing Officer **approved** zoning case Z08-65 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Future review of development per Zoning Ordinance requirements.

* * * * *

Note: *CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.*

MINUTES OF THE NOVEMBER 6, 2008 PLANNING HEARING OFFICER HEARING

Respectfully submitted,

John Wesley, Secretary
Planning Director

ms:
I:\PHO\PHO 08\minutes\11-06-08.doc